

136 Martindale Boulevard NE
Calgary, Alberta

MLS # A2172917



\$489,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautiful starter home in the community of Martindale. Main floor features a bright living area with a bay window to allow a plenty of natural light in. On the main floor, you will also find an enclosed kitchen and dinning area. Upper floor features a large primary bedroom, plus two additional bedrooms, and 1 full 4pc bathroom. The basement is partially developed with newer hot water tank , high efficiency furnace ,washer/dryer and sump pump . Outside, the property features a private backyard to enjoy your barbecues in the summers and makes an ideal spot for outdoor activities. A heated detached double-car garage, provides secure parking and ample storage . A bus stop right at the front door makes an easy access to LRT station. The property is located across the street from Gurdwara Sahib (Dashmesh Culture Centre) and La Mosaique school. Hurry up and schedule your showing today.